



Planning Commission

Annexation Briefing

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August 10, 2016

Annexation Briefing

- Annexation 360 Priority Area Recommendations
 - Annexation Methods
 - IH 10 West
 - US 281 North Corridor
 - US 281 North Residential
- South San Antonio Annexations
 - Limited Purpose → Full Purpose
 - Voluntary
- Next Steps

Annexation 360 Priority Areas

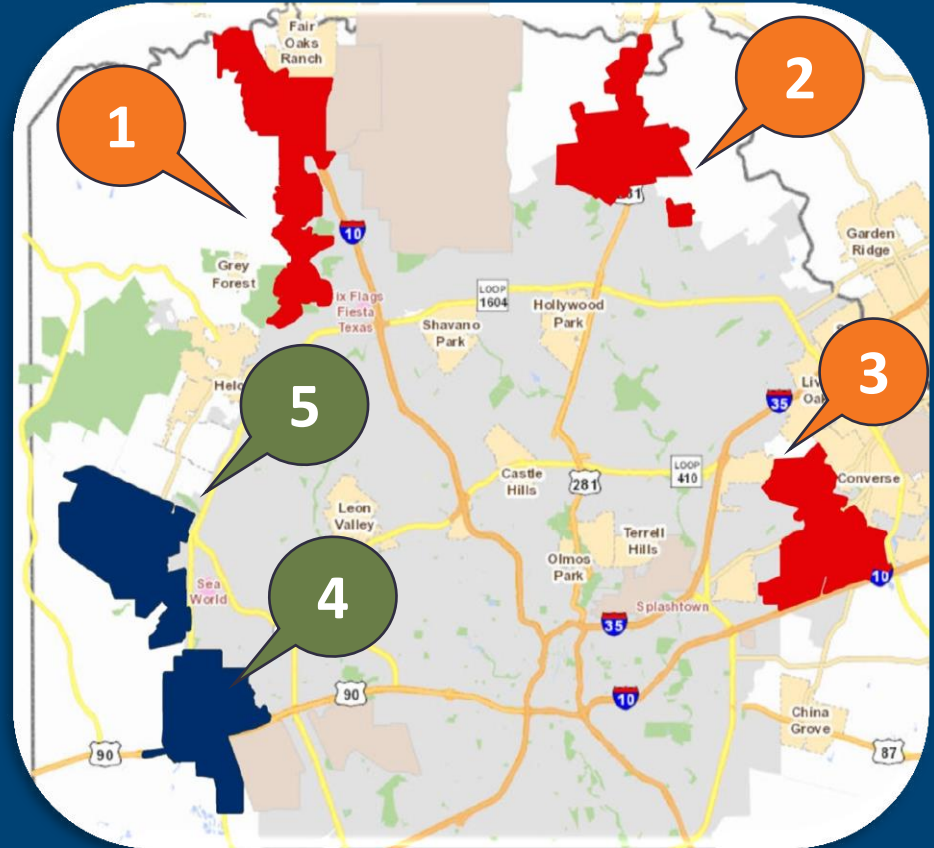
Council Approved Jan. 2014

Phase I

1. IH-10 West
2. 281 North
3. IH-10 East

Phase II

4. US 90/1604
5. HWY 151



June 15, 2016 Recommendation

IH-10 West

- Commercial and residential annexation effective in October 2019

US 281 North

- Commercial annexation effective December 2016
- Residential annexation in 2034

IH-10 East

- No annexation
- Further develop options to address area

June 15, 2016 Recommendation

US 90/ 1604

- Begin initial analysis and present to City Council in Fall 2016

HWY 151 (Alamo Ranch)

- Begin initial analysis and present to City Council in Fall 2016

Southside

- 19.70 square miles to be annexed effective December 31, 2016

Three Year Municipal Annexation Plan

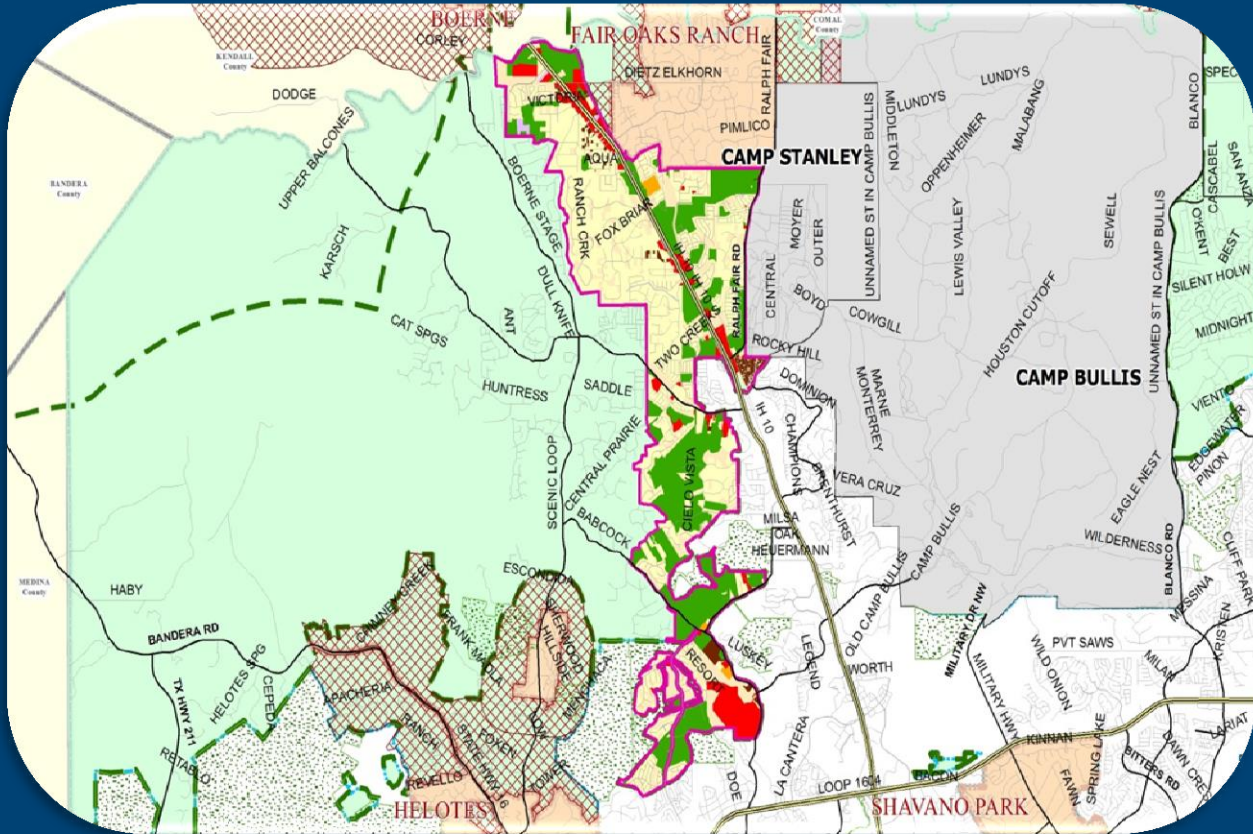
(IH-10 West & US 281 North Residential)

- Planning Commission Public Hearing on Municipal Annexation Plan
- Council consideration of Municipal Annexation Plan
- Within 90 days of adoption, notify:
 - property owners
 - private and public entities to develop inventory of services being currently provided to area
- Develop Service Plan and hold 2 Public Hearings before City Council
- Negotiations – County Commissioners Court appoints 5 representatives to negotiate
- City Council may Annex for Full Purposes in the 37th Month

Exempted from Municipal Annexation Plan (US 281 North Commercial Corridor)

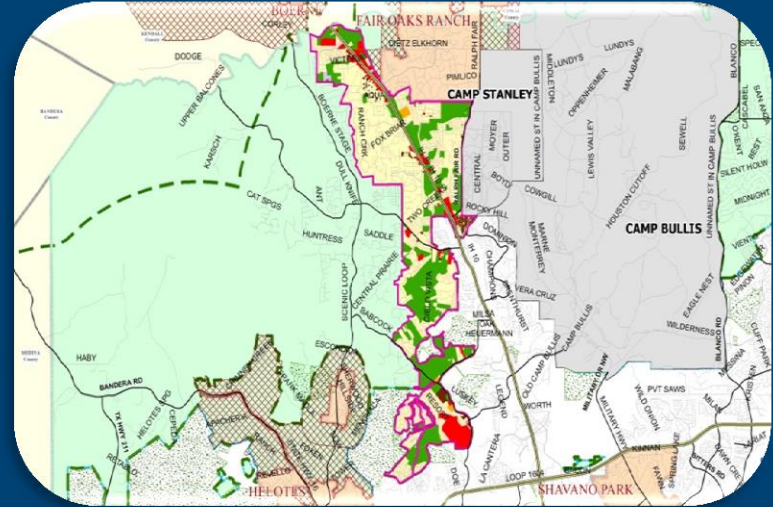
- Contains fewer than 100 tracts of land with on which one or more residential dwellings are located
- City Council Direction to Prepare Service Plan
- Service Plan Developed
- Public Hearing before Planning Commission
- Notification of property owners, public entities, and railroads companies 30 days prior to Council Public Hearings
- 2 Public Hearings before City Council
- Consideration by City Council for Full Purpose Annexation

IH-10 West

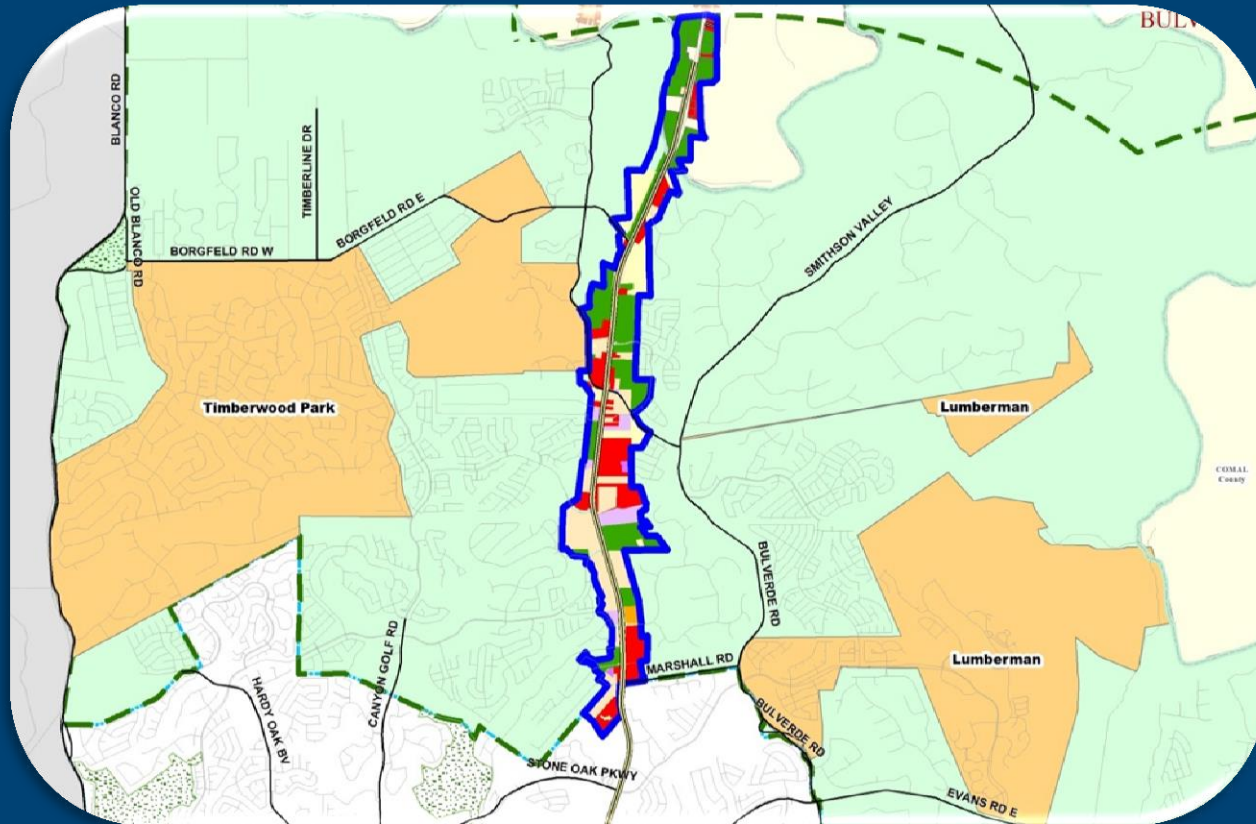


IH-10 West

- Three –Year Municipal Plan
- Aug. 24 - Planning Commission Public Hearing
- Sept. 8 – Council action on Municipal Annexation Plan
- Conduct Inventory of Services
- Develop service plan and hold 2 City Council public hearings
- Planning Commission Public Hearing
- Annexation by Oct. 7, 2019

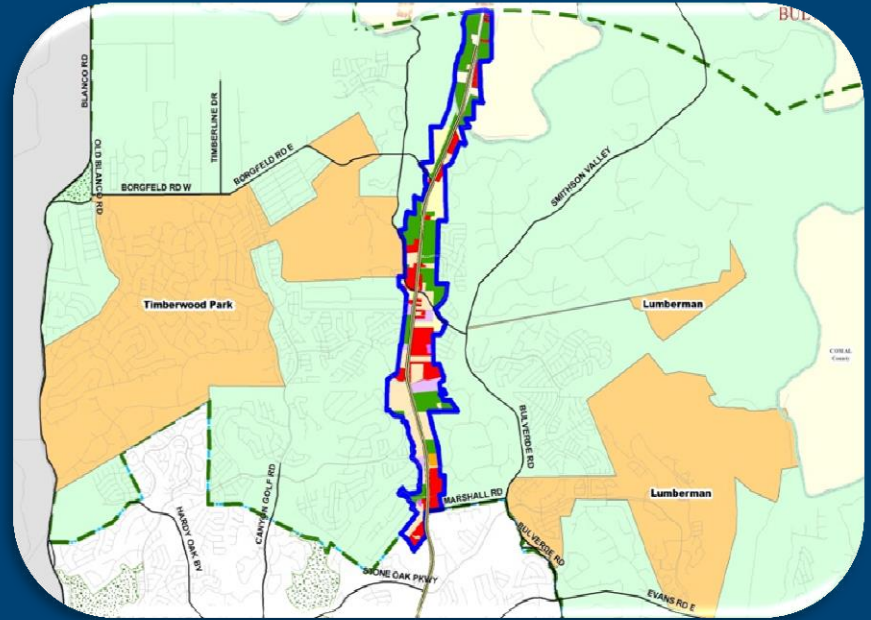


US 281 North Commercial Corridor

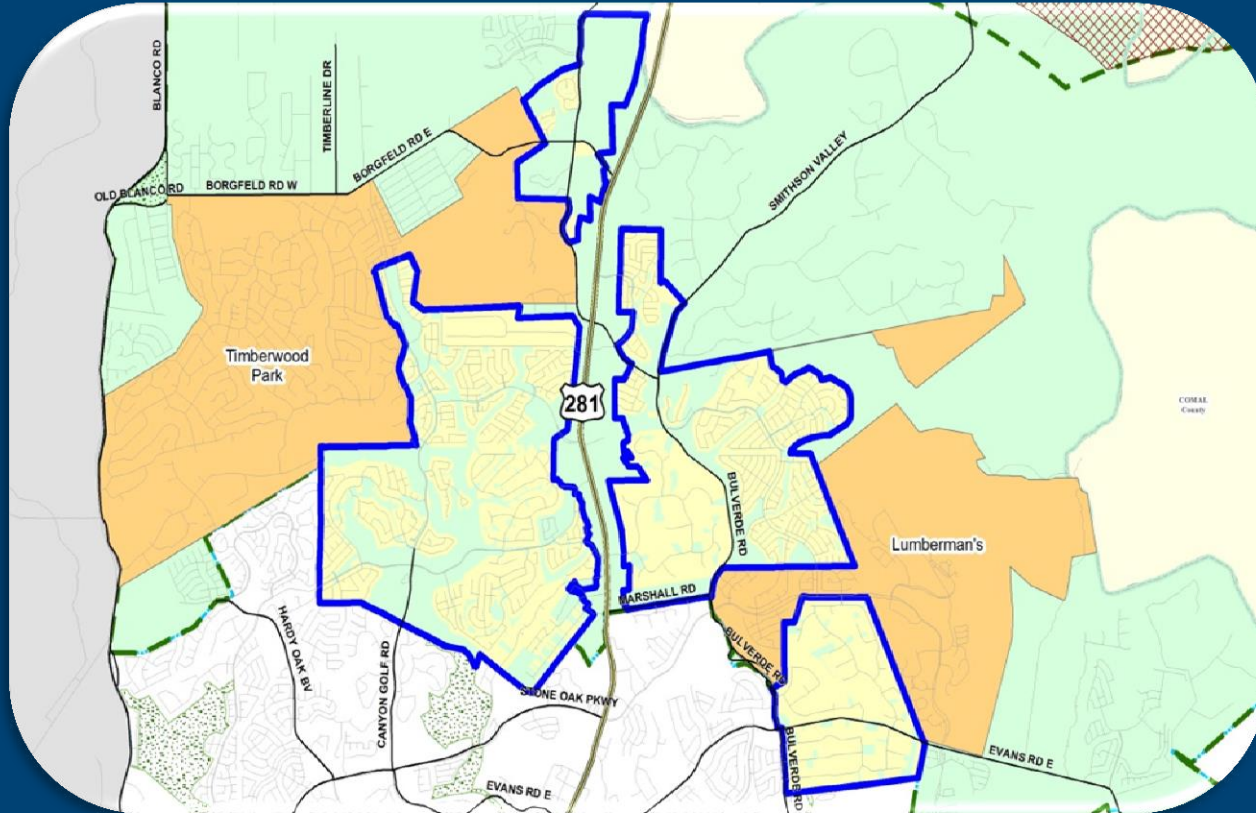


US 281 North Commercial Corridor

- Primarily commercial and vacant tracts
- Minimum 1,000 feet
- Full Purpose annexation by Dec. 31, 2016
- Contract with ESD/Volunteer Fire Department for fire and emergency services
- Exempted from three-year annexation plan because contains fewer than 100 separate residential tracts of land
- 2 City Council public hearings

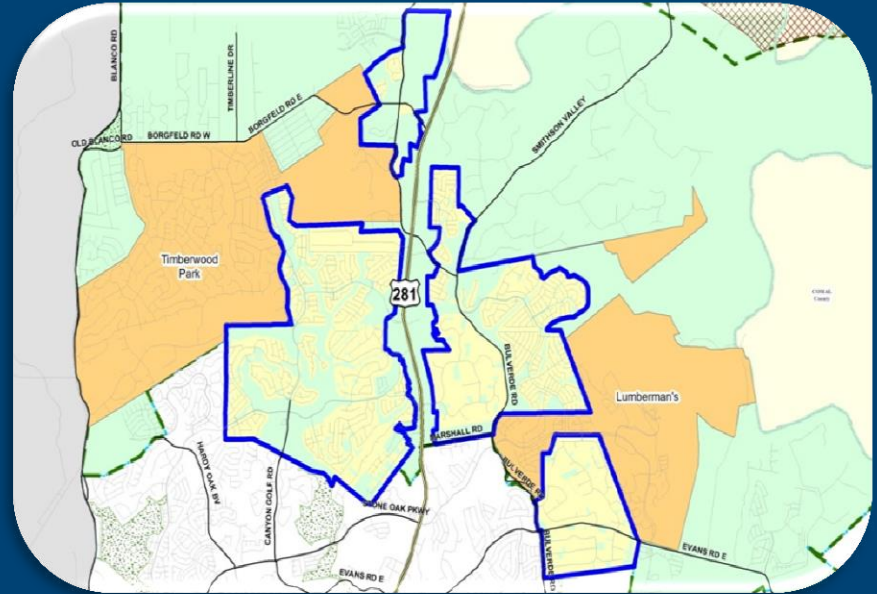


US 281 North Residential



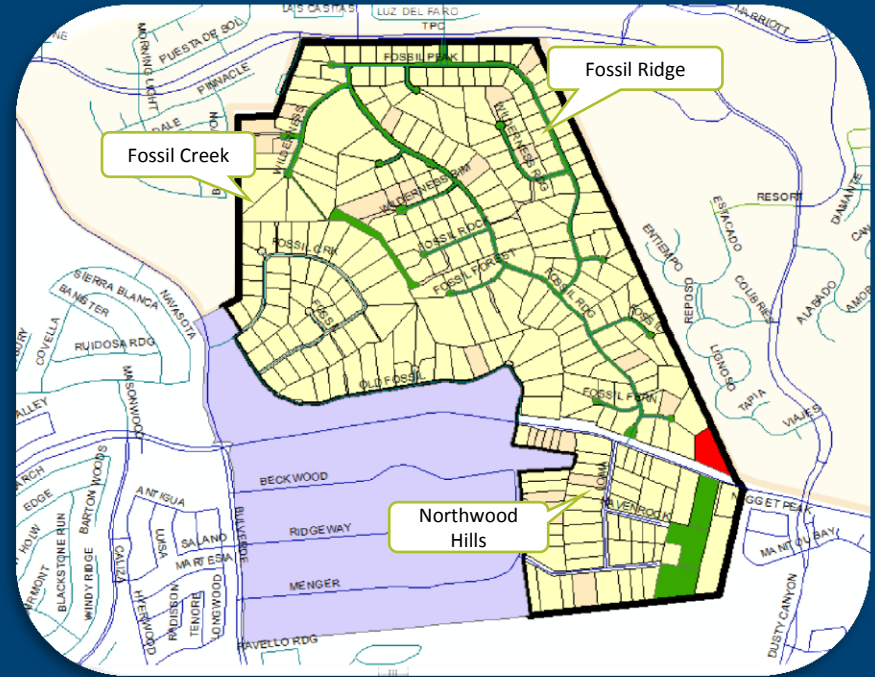
US 281 N Residential

- Aug. 24 - Planning Commission Public Hearing
- Sept. 8 – Council action on Municipal Annexation Plan
- Negotiate services in lieu of annexation through appointment of 5 representatives by Bexar County Commissioner's Court
- Conduct Inventory of Services
- Prepare service plan and hold 2 public hearings
- Agreement postponing annexation to 2034



US 281 N Residential

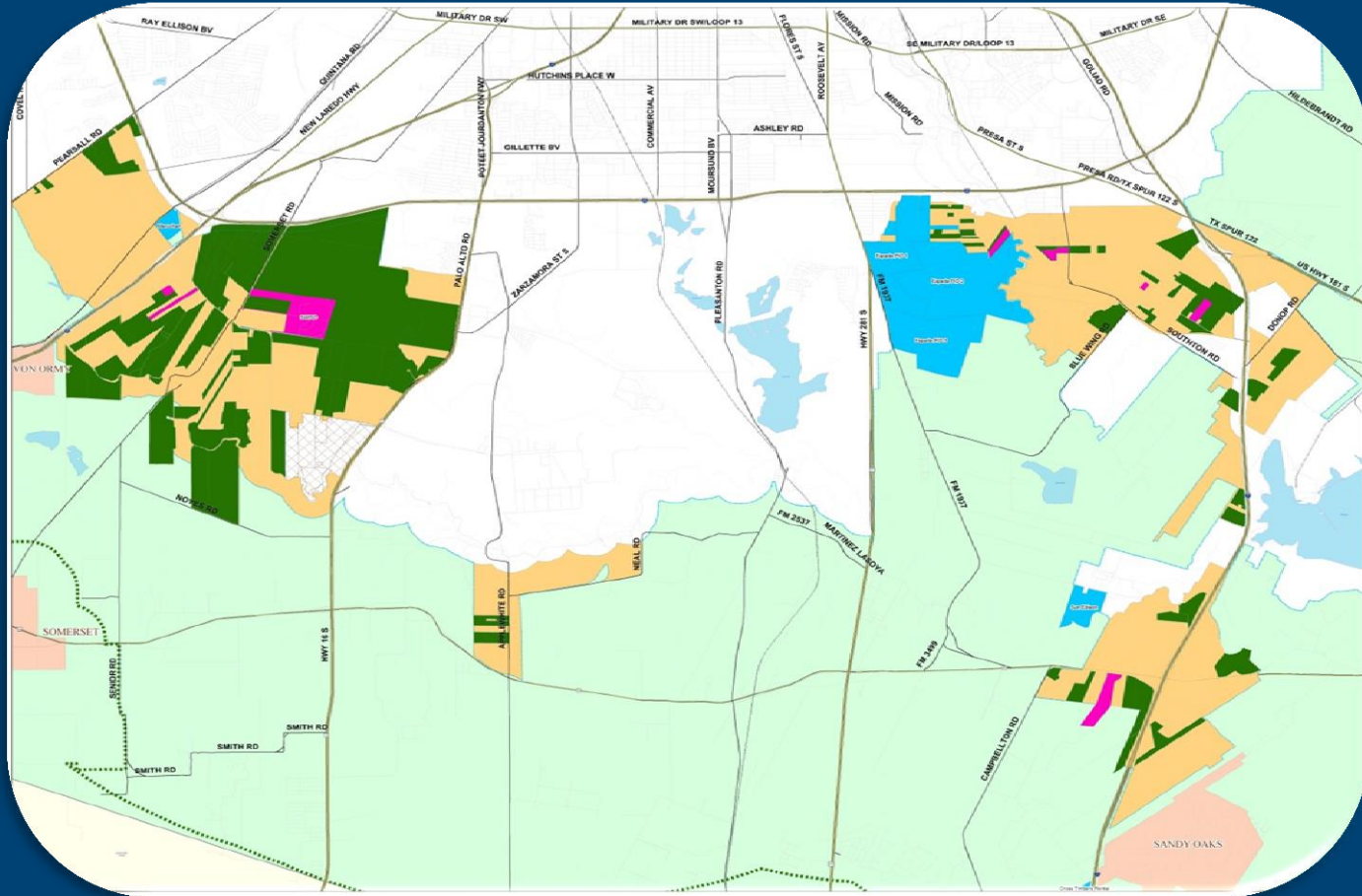
- Add Fossil Ridge, Fossil Creek and Northwood Hills at request of neighborhoods
- 1.1 square mile
- 316 parcels, mostly residential
- Bound by TPC non-annexation area on east, north and west; and San Antonio city limits on south



South San Antonio Full Purpose

- Convert Limited Purpose to Full Purpose:
 - 19 square mile limited purpose area
 - 36 acre FMC Technologies Tract (Loop 1604) limited purpose area
- Voluntary South San Antonio – 423.6 acres
 - 12 tracts – 10-year non annexation agreements for agricultural valuation - no longer agriculture
 - 1 tract - Southwest ISD campus near Fisher Rd. – agreement terminates November 30, 2016
- Hearings – 1 Planning Commission, 2 City Council
- Nov. 10– Council Consideration

South San Antonio Annexation



Next Steps/Process

September
2016

October through December
2016

2017

City Council - September 8

- ✓ Resolution to authorize work on US 281 North Corridor & South SA Voluntary service plans
- ✓ Ordinance to approve Three-Year Municipal Annexation Plan for IH 10 West and US 281 North Residential

- ✓ Initiate and conduct 281 commercial only annexation
- ✓ Begin IH-10 West annexation procedures
- ✓ Begin 281 residential non-annexation agreement
- ✓ Develop alternative options for IH-10 East area

- ✓ Begin South San Antonio annexation proceedings to be considered by City Council on November 10, 2016 with effective date of December 31, 2016

2016 Public Hearing/Consideration Schedules

	Planning Commission Briefing	Zoning Commission Briefing	Planning Commission Hearing	Zoning Commission Hearing	City Council Hearing
IH-10 West US 281 North Residential 3 Yr. Municipal Annexation Plan	Aug. 10	N/A	Aug. 24	N/A	Sep. 8 (consideration of 3 Yr. Plan)
US 281 North Corridor Full Purpose Annexation Effective Dec. 31, 2016	Sept. 28	Oct. 4	Oct. 12	Oct. 18	Nov. 3 (hearing) Nov. 10 (hearing) Dec. 1 (consideration)

2016 Public Hearing/Consideration Schedules

Annexation Effective Dec. 31, 2016

	Open House	Zoning Commission Briefing	Planning Commission Briefing	Zoning Commission Hearing	Planning Commission Hearing	City Council Hearing
South San Antonio Full Purpose 19 sq. miles and FMC Technologies Tract	Sep.	N/A	N/A	N/A	N/A	Nov. 10 (consideration)
South San Antonio Voluntary 424 acres	Sep.	Oct. 4	Oct. 12	Oct. 18	Oct. 26	Oct. 13 (hearing) Oct. 20 (hearing) Nov. 10 (consideration)



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